

**Board Members Present:** Commissioner Paul Coughlan, Chairman  
Commissioner Bill Hopkins  
Commissioner Bud Lunceford  
Commissioner Georgia Hobbs  
Commissioner Penny Lowe

**County Representatives Present:** David Crawley, County Manager  
Carrie Edwards, County Clerk  
Jason Smith, Community Development Director

**Visitors Present:** See sign-in sheet in file.

**Call to Order** Paul Coughlan

**Invocation** Penny Lowe

**Determination of Quorum:** 6 of 6 in attendance

**Approval of Minutes** October 3, 2023

**Information & Announcements**

None

**Appointment/Reappointment**

None

**Old Business:**

None

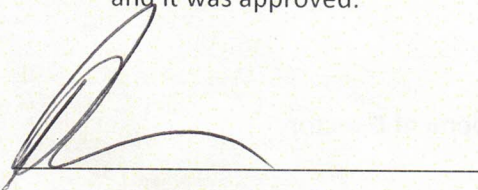
**New Business:**

- 1) **Consideration for variances and a special exemption for properties at 168 Branan Street and 166 Honey Hole Road.**  
Chairman Coughlan opened the floor for input. The property owners were not in attendance. A resident from the area expressed concerns about traffic, parking and potential conflicts between residents and the day care. Commissioner Hopkins made a motion to table the request until the commission's December meeting to allow for owner input. The motion to table carried unanimously.
- 2) **Consideration to rezone 539 Guill Street from R-1 to R-2**  
Chairman Coughlan opened the floor for the owners of 539 Guill Street to speak. After discussion, Chairman Coughlan opened the floor to the board for a motion. Commissioner Lowe made a motion to recommend approval for the Guill Street rezoning with the stipulation that the owners construct a single driveway for both residences. Commissioner Hobbs seconded the motion. The motion carried unanimously and it was approved.
- 3) **Consideration to rezone 943 Augusta Highway from R-1 to C-1**

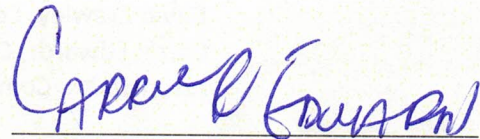
Chairman Coughlan opened the floor for the owners of 943 Augusta Highway to speak. However, the owner was not available, and staff presented information related to the property. After discussion, Chairman Coughlan opened the floor to the board for a motion. Commissioner Lunceford made a motion to recommend approval for the Augusta Highway rezoning. Commissioner Hobbs seconded the motion. The motion carried unanimously and it was approved.

**4) Consideration for a special use exemption for 19.27 acres of larger parcel (Parcel 00370001) on Lincolnton Highway**

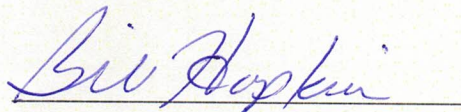
Chairman Coughlan opened the floor for the owners of the Lincolnton Highway parcel to speak. After discussion, Chairman Coughlan opened the floor to the board for a motion. Commissioner Toulson made a motion to recommend approval for the special use exemption. Commissioner Hopkins seconded the motion. The motion carried 4-0, with Commission Lunceford, abstaining, and it was approved.



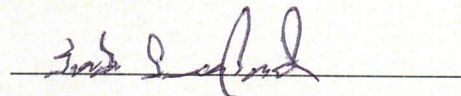
Paul Coughlan, Chairman



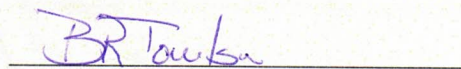
Carrie R Edwards, County Clerk



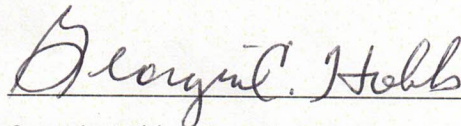
Bill Hopkins, Vice Chairman



Bud Lunceford, Commissioner



Bobby Toulson, Commissioner



Georgia Hobbs, Commissioner



Jeanette Lowe, Commissioner